

SUMMARY MINUTES

BUILDING ADVISORY BOARD TUESDAY – OCTOBER 10, 2006 – 4:00 P.M.
ROOM 107, CITY-COUNTY BUILDING

Members Present: Bob Haworth, Les Appleby, Bob Dolan, Steve Barnett, Jim Manley,
Dallas Bruhl

Members Absent: Rick Walters, Vernie Stillings, Kenny Hancock

Staff Present: Mike Roberts, Sue Cline, Mike Schrage

Audience Count: 1

Meeting was called to order by Bob Haworth, Chairman, at 4:02 p.m.

(A) Approval of September 12, 2006 minutes

MOTION: Bob Dolan moved to approve minutes as written

SECOND: Les Appleby seconded the motion

DISCUSSION: None

VOTE: 6-0 approved – motion carried

(B) Presentation by city staff of recommendations for adopting a new valuation table and proposed fee increases.

Mike Roberts presented the staff report on the proposed building permit fee increase, the new fee structure, and the new valuation data tables. He explained the modifiers and how staff determined modifiers for different types of construction. (see staff report included in these minutes)

Following staff report presentation, questions of board members:

Jim Manley asked about how to get a copy of the actual ICC table.

Mike Roberts said that would be from the Building Safety Magazine; the February issue.

Jim questioned why some types of construction valuations would result in a lesser permit fee – Why not increase all of the categories?

Mike explained that in applying a single fee structure uniformly to all different kinds of buildings that starting at the bottom and increasing the fees for those buildings with the smallest percentage of increase produced an even larger percentage of fee increase for those buildings that increased in value more precipitously. Consequently you would have some types of construction that would result in fee increases of more than 20-25%.

Mike Schrage offered clarification on how the numbers were analyzed and “crunched” in order to come up with the modifiers that were appropriate. Mike explained that the overall fee increases will be about 5%.

Jim Manley – What is the purpose of permit fees?

Mike Schrage explained that permit fees are established to cover some of the costs of plan review and inspection, but the Building Services Division is not fully supported by permit fees. Building Services staff also performs other functions that are not compensated by the collection of any fees.

Mike Roberts said that 50% to 65% of the Building Services Division costs are covered by permit fees. Other expenses are covered by money from the General Fund.

There were questions by the board members regarding other modifiers within the proposed tables and Mike Roberts offered answers and clarification.

Jim Manley – asked if we were concerned that even with the proposed fee increases Salina is still the lowest in comparison to other cities surveyed.

Mike Schrage – explained that this would be Step 1 in trying to get caught up. Fees will be reviewed annually over the next few years with the possibility of further increases each year.

The board members and staff reviewed the proposed Permit Fee Schedule (included in the staff report)

Mike Schrage asked the board's opinion about the changes in valuations and the overall fee increase of 5%.

Jim Manley – expressed concern about some of the overall modifiers being very low. He asked about the square foot cost on the soccer field restroom for example.

Mike Roberts – explained that the cost on that restroom would be high because there is a proposed kitchen and bathroom and those are two of the highest costs per square foot of construction valuation.

Jim Manley said he thinks 5% is too low for the fee increase and questions if that would even represent one year of "catching up" on the fees.

Mike Schrage – said that the 5% would get us started and that is an average projected increase. Some permit fees will increase more than that. An annual review over the next 3-5 years may result in further increases.

There was no public comment. Bob Haworth brought this item back to the board

MOTION: Dallas Bruhl moved that the board recommend approval of the fee increases and valuation table changes as proposed

SECOND: Les Appleby seconded the motion

DISCUSSION: No further discussion

VOTE: 6-0 motion carried

(C) Other Business

Approved Tests for Skilled Trade Licenses:

Mike Roberts presented a staff report (handed out at this meeting) regarding ICC (International Code Council) assessment tests versus Experior assessment tests. Currently Salina recognizes and reciprocates the Experior tests. Does the Board wish to also include acceptance of the ICC tests?

ICC tests cover only the International Codes (e.g. IPC, IMC) and they do not require sponsorship from by a local jurisdiction. Experior requires a jurisdiction to sponsor, so that city can set experience requirements in order to take the test.

The State of Kansas recognizes only the Experior tests.

Bob Dolan, Steve Barnett, and Dallas Bruhl (all licensed tradesmen) unanimously indicated that they would not recommend acceptance / recognition of the ICC tests.

There was no public comment. Bob Haworth brought this item back to the board for action.

MOTION: Les Appleby moved to accept staff's recommendation (as indicated in the staff report) to "only accept the Experior tests for skilled trades craftsmen until such time as the state changes the statutes to recognize other tests for reciprocal acceptance".

SECOND: Dallas Bruhl

DISCUSSION: None

VOTE: 6-0 motion carried

Other Business cont'd: Staff announced that there will be a Power Point presentation and discussion during the City Commission study session on October 16, regarding Contractor Licensing. Mike explained how a study session works and that the City Commission would not be taking any formal action during a study session. Staff agreed to mail the Power Point and the most current version of the decision grid to all board members.

The next meeting is scheduled for Nov. 14, 2006 and will include consideration of a local amendment to the IBC requirements about floor slopes in parking garages.

MOTION TO ADJOURN: Mr. Haworth adjourned the meeting directly at 4:57 p.m.